

SCHEDULE "B" TO THE AGREEMENT OF PURCHASE AND SALE

FEATURES AND FINISHES

SUITE INTERIOR

- 1. Approx. 9' ceilings except for drops and bulkheads (as per plan).
- 2. Smooth finish ceilings.
- 3. Solid core entry door with privacy viewer and Chrome hardware.
- 4. Contemporary one panel interior Doors throughout
- 5. Contemporary 4" Baseboard throughout.
- 6. Contemporary 2" casings.
- 7. Decorative chrome lever door handles.
- 8. Walk in closets (as per plan).
- 9. Suite walls painted white with Low VOC Paint

KITCHEN

- 1. Modern kitchen designs
- 2. Contemporary flat panel kitchen cabinetry.
- 3. Quartz countertops.
- 4. Undermount stainless steel sink with single with single lever chrome faucet with pull out sprayer
- 5. Contemporary tile backsplash.
- 6. Stainless steel fridge, stove, dishwasher, and microwave hood fan (above stove).
- 7. Contemporary track light fixture

BATHROOM

- 1. Modern vanity cabinets.
- 2. Quartz countertop with contemporary sinks.
- 3. Porcelain floor tiles
- 4. Single lever chrome faucets.
- 5. Frameless mirror over vanity with lighting (as per plan).
- 6. Privacy lock on bathroom doors.
- 7. Chrome accessories (toilet paper holder, towel bar and/or towel ring)
- 8. High efficient toilets.
- 9. Chrome High-pressure shower head.
- 10. Ceramic wall tile for tub and full height shower surrounds
- 11. Soaker Tub
- 12. Walk in showers (as per plans), with clear framed glass shower stalls

FLOORING

- 1. Laminate flooring in the Foyer, Foyer Closet, Kitchen, Living/Dining Room, Bedroom(s), Hallway and Den.
- 2. Porcelain Tile in Bathroom(s)
- 3. Porcelain Tile in Laundry area

LAUNDRY

- 1. Convenient in suite laundry center
- 2. Front load washer and dryer

TWO LEVEL PENTHOUSE SUITES

- 1. North and South exposure in each suite
- 2. Oak Staircase with glass railing
- 3. In suite elevators (available as upgrade)
- 4. Large terraces
- 5. Gas BBQ connection on terrace

ELECTRICAL MECHANICAL

- 1. Individual suite electricity, water and gas meters
- 2. Electrical panel in each suite
- 3. Ceiling light fixtures in foyer, halls, den, bedrooms, laundry room and walk in closet (as per plan)
- 4. Capped ceiling outlet in Dining area
- 5. White decora-style receptacles and light switches throughout suite.
- 6. Switched outlet in living room
- 7. Smoke detectors and carbon monoxide censor, as required.
- 8. Exterior electrical receptacle on balcony/patio/terrace.
- 9. Rough-in cable for television in living room, master bedroom, and den (if applicable).
- 10. Pre-wiring for telephone outlets in master bedroom and kitchen.

SECURITY

- 1. 24-hour security camera in select areas (including garage entry).
- 2. Electronic communication system in lobby vestibule allowing visitors to communicate with suite from building entrance.
- 3. Key fob access.

BUILDING & AMENITIES

- 1. Car elevator system
- 2. Secured Visitor parking area.
- 3. Electric car charger station's (upon availability, as upgrade)
- 4. Car share program
- 5. Doggy wash center
- 6. Ground level main lobby with visitor seating area.
- 7. Main floor multi-purpose lounge with kitchenette and washroom designed for entertaining, gatherings, and flex space to accommodate a variety of activities
- 8. Ground floor outdoor entertainment terrace with BBQ, BBC) prep area and lounge seating.
- 9. Interior bicycle storage racks. Exterior bicycle parking.
- 10. Separate storage locker (upon availability as upgrade).
- 11. Balconies and Terraces (as per Plan) with glass railing

Purchaser(s)	Vendor

Please note: The ceiling heights stated are approximate only; where ceiling, bulkheads are installed or where drop ceiling may be required, the ceiling height will be less than stated. All colours and finishes are to be selected from Vendor's standard selections. All available features and finishes are as per plan and may vary from unit to unit. Prices and specifications are subject to change without notice. All areas and stated room dimensions are approximate. Actual living area will vary from floor area. Vendor may substitute materials for those provided in the plans and specifications provided such materials are of quality equal to or better than the material provided for in the plans and specifications, as determined by the vendor. Decorative and upgraded items which may be displayed in any brochure, sales office or model are for display purposes only and are not included in the purchase price and may not be available.

Please note the following:

1. Natural products (i.e. granite, stone, wood and marble) subject to natural variations in colour and grain. Ceramic and porcelain tile and broadloom are subject to pattern, shade and colour variations. Colour, grain, texture and appearance, etc. of features and finishes installed in the Unit may vary from Vendor's samples as a result of normal manufacturing and installation processes. Sizes and specifications subject to change without notice.
2. If the Unit is at a stage of construction which will enable the Vendor to permit the Purchaser to make colour and material choices from the Vendor's standard selections, then the Purchaser shall have until the Vendor's date designated by the Vendor (of which the Purchaser shall be given at least ten (10) days prior notice) to properly complete the Vendor's colour and material selection form. If the Purchaser fails to do so within such time period, the Vendor may irrevocably exercise all of the Purchaser's rights to colour and material selections hereunder and such selections shall be binding upon the Purchaser. No changes whatsoever shall be permitted in colours or materials so selected by the Vendor, except that the Vendor shall have the right to substitute other materials and items for those provided in this Schedule provided that such materials and items are of quality equal to or better than the materials and items set out herein.
3. The Purchaser acknowledges that there shall be no reduction in the price or credit given for any standard feature listed herein which is omitted at the Purchaser's request.
4. References to model types or model numbers refer to current manufacturer's models. If these types or models change, the Vendor shall provide an equivalent model.
5. All dimensions, if any, are approximate. Actual useable floor space may vary from the stated floor area, if so stated,
6. All features, finishes, specifications and materials are subject to change without notice.
7. Pursuant to this Agreement or this Schedule or pursuant to a supplementary agreement or purchase order the Purchaser may have requested the Vendor to construct an additional feature within the Unit which is in the nature of an optional extra (such as, by way of example only, a fireplace). If, as a result of building, construction or site conditions within the Unit or the Building, the Vendor is not able to construct such extra, then the Vendor may, by written notice to the Purchaser, terminate the Vendor's obligation to construct the extra. In such event, the Vendor shall refund to the Purchaser the monies, if any, paid by the Purchaser to the Vendor in respect of such extra, without interest and in all other respects this Agreement shall continue in full force and effect.
8. Flooring and specific features will depend on the Vendor's package as selected.
9. The Vendor shall have the right to substitute other products and materials for those listed in this Schedule, represented to the Purchaser or provided for in the plans and specifications provided that the substituted products and materials are of a quality equal to or better than the products and materials so listed or so provided. The determination of whether or not substituted materials and products are of equal or better quality shall be made by the Vendor's architect, whose determination shall be final and binding.
10. All suites are enrolled with the Tarion Warranty Corporation for the applicable warranties, pursuant to the Ontario New Homes Warranties Plan Act.
11. The Purchaser acknowledges that various decorative items including light fixtures, window coverings, wall coverings and other decorative and upgraded items shown in the sales office and/or model suite are not included in the purchase price.
12. The Purchaser acknowledges that any furniture layout shown on any brochure, plans, renderings, advertising, or schedules are artist's concept and are not included in the purchase price.
13. Purchaser acknowledges and accepts that ceilings and walls maybe modified to accommodate boxed in areas for mechanical or other building systems, as per construction requirements.

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